

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
NES Greenspring & Rolling Acres *
Court * ZONING COMMISSIONER
(Lot 25A Beaverbrook)
8th Election District * OF BALTIMORE COUNTY
3rd Councilmanic District
Legal Owner: Mercantile-Safe * Case No. 97-457-A
Deposit and Trust Co.
Contract Purchaser: Beaverbrook
Farm LLC c/o Mt. Royal Mge. *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for the property known as lot No. 25A within the subdivision known as Beaverbrook, a community of single family homes, located adjacent to Ridge Road in northern Baltimore County. Variance relief is requested from Section 400.1 of the Baltimore County Zoning Regulations (BCZR) to permit an accessory building in the front yard in lieu of the required rear yard. The Petition was filed by Mercantile-Safe Deposit and Trust Company, property owner and Beaverbrook Farm LLC, Developer/Contract Purchaser. The subject property and requested relief are more particularly shown on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

Appearing at the public hearing held for this case was Jerry Janofsky, on behalf of Beaverbrook Farm, LLC. Also present was Dean C. Hoover from George W. Stephens, Jr. Associates, Inc., the engineers and surveyors who prepared the site plan. The Petitioner was represented by David K. Gildea, Esquire. There were no Protestants or other interested persons present.

The property at issue is known as lot No. 25A of the Beaverbrook subdivision. This is a large subdivision of substantial single family homes on large lots. The project, in its entirety, received development

ORDER RECEIVED FOR FILING

Date

By

plan approval and special hearing relief by opinion and Order of Timothy M. Kotroco, Hearing Officer/Deputy Zoning Commissioner for Baltimore County dated March 12, 1996. The subject Petition relates to an individual lot within the subdivision, known as lot No. 25A. This lot is 19.93 acres in area and contains the original manor house. Apparently, that structure is quite old and was, at one time, the home of the resident who owned the entire property. As shown on the site plan, lot No. 25A contains a number of other improvements in addition to the Manor House. These include a tennis court, a pool, a pool house, several sheds and the building at issue, a large barn. In that vehicular access to the site is by way of Ridge Road and due to the orientation of the dwelling, the barn is considered to be located in the front yard of the dwelling. This location is contrary to the provisions of Section 400.1 of the BCZR, which requires that accessory buildings, including barns, be located in the rear yard. Thus, the requested variance relief is sought.

Based upon the testimony and evidence presented, it is clear that the variance should be granted. This is a case wherein the Petitioner is requesting relief to maintain an historic structure which has been on the property for many years. Clearly, that structure is at an appropriate location and contributes to the esthetic harmony and character of the entire subdivision. In my judgment, the Petitioner has satisfied the requirements of Section 307 of the BCZR and relief should be granted.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 18th day of June 1997 that a variance from Section 400.1 of the Baltimore County Zoning Regulations (BCZR) to permit an accessory

ORDER RECEIVED FOR FILING

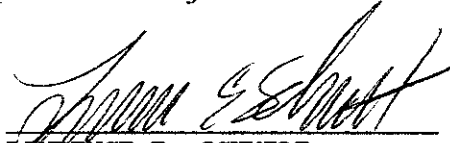
Date

By

6/18/97
M. Throck

building in the front yard, in lieu of the required rear yard, be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES/mmm

ORDER RECEIVED FOR FILING

Date

6/18/97

By

M. Hoar



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

June 17, 1997

David K. Gildea, Esquire
Whiteford, Taylor and Preston LLP
Suite 400, Court Towers
210 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Petition for Variance
Case No. 97-457-A
Property Location: Beaverbrook Development off Ridge Road
Lot No. 25A (Manor House)
Beaverbrook Farm LLC/Mercantile-Safe Dept. & Trust Co.
Petitioners

Dear Mr. Gildea:

Enclosed please find the decision rendered in the above captioned case. The Petition for Variance has been granted, with restriction, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt
Zoning Commissioner

LES:mmm

encl.

c: Mr. Jerry A. Janofsky
Beaverbrook Farm LLC
c/o Mt. Royal Management Co.
1223 Mt. Royal Avenue
Baltimore, Maryland 21217



RE: PETITION FOR VARIANCE * BEFORE THE
E/S Ridge Rd, NE Greenspring and Rolling
Acres Court (Lot 25A, Beaverbrook) * ZONING COMMISSIONER
8th Election District, 3rd Councilmanic * OF BALTIMORE COUNTY
Legal Owner(s): Mercantile-Safe Deposit and Trust Company
Contract Purchaser(s): Beaverbrook Farm, LLC
Petitioners * CASE NOS. 97-457-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO

Deputy People's Counsel

Room 47, Courthouse

400 Washington Avenue

Towson, MD 21204

(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 23rd day of May, 1997, a copy of the foregoing Entry of Appearance was mailed to David K. Gildea, Esq., Whiteford, Taylor & Preston, 210 W. Pennsylvania Avenue, Suite 400, Towson, MD 21204, attorney for Petitioners.

Peter Max Zimmerman

PETER MAX ZIMMERMAN



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at Beaverbrook Development Off Ridge Road,
Lot No. 25A (Manor House Lot)
91-457-A which is presently zoned RC4 and RC5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

400.1 - to permit an accessory building in the front yard in lieu of the required rear yard.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

To be presented at the hearing.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Developer/Contract Purchaser:

~~Beaverbrook Farm LLC~~
Beaverbrook Farm LLC
1/2 Mt. Royal Management Co.

(Type or Print Name)

By: Jerry A. Janofsky, VICE PRESIDENT

Signature Jerry A. Janofsky

1223 Mt. Royal Avenue

Address

Baltimore, MD 21217

City State Zipcode

Attorney for Petitioner:

David K. Gildea
Whiteford, Taylor & Preston L.L.P.

(Type or Print Name)

David K. Gildea

Signature 210 W. Pennsylvania Avenue
400 Court Towers

Address Phone No.
Towson, MD 21204 410-832-2000
 City State Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

Mercantile-Safe Deposit & Trust Co.

(Type or Print Name)

By: Wayne Townsend

Signature Wayne Townsend, Vice President

Wayne Townsend, Vice President

(Type or Print Name)

Signature

766 Old Hammond Road 347-8282

Address Phone No.

Linthicum, MD 21090

City State Zipcode
 Name, Address and phone number of legal owner, contract purchaser or representative to be contacted.

David K. Gildea

Whiteford, Taylor & Preston L.L.P.

Name 210 W. Pennsylvania Ave., 4th Floor
Towson, MD 21204 410-832-2000
 Address Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following date Next Two Months

ALL OTHER

REVIEWED BY: gum DATE 4-17-97

457

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
658 KENILWORTH DRIVE, SUITE 100, TOWSON, MARYLAND 21204

April 9, 1997
-Page 1-

97-457-A

Description to Accompany Zoning
Petition for Variance
Proposed Lot 25A - Phase Two - Plat One
"Beaverbrook"

Beginning for the same at a point on the northeastern side of a proposed road of variable width at the westernmost lot corner of proposed Lot 25A at the line of division between said Lot 25A and proposed said point of beginning having Baltimore County Metropolitan District Coordinates of North 61625.88 and West 28559.86, all shown on a Plat entitled "Phase Two Plat One Beaverbrook", recorded or intended to be recorded among the Plat Records of Baltimore County, Maryland, said point of beginning also being North 89 degrees 15 minutes 39 seconds East 543.61 feet from the intersection of the centerlines of Ridge Road (proposed 60' wide) and Mansel Drive (50' wide), running thence leaving said point of beginning, binding on the outline of said proposed Lot 25A shown on said Plat the thirty-five following courses;

- 1) North 59 degrees 16 minutes 38 seconds East 23.93 feet,
- 2) South 58 degrees 26 minutes 31 seconds East 160.85 feet,
- 3) North 31 degrees 33 minutes 29 seconds East 213.62 feet,
- 4) South 58 degrees 26 minutes 31 seconds East 246.71 feet,
- 5) North 31 degrees 33 minutes 29 seconds East 201.36 feet,
- 6) North 49 degrees 50 minutes 13 seconds West 122.78 feet,
- 7) North 30 degrees 23 minutes 03 seconds East 50.00 feet,
- 8) North 49 degrees 58 minutes 56 seconds West 31.03 feet,
- 9) North 30 degrees 14 minutes 22 seconds East 155.10 feet,
- 10) South 66 degrees 53 minutes 08 seconds East 507.66 feet,
- 11) North 21 degrees 37 minutes 38 seconds East 200.00 feet,
- 12) South 14 degrees 27 minutes 05 seconds East 42.18 feet,
- 13) South 02 degrees 07 minutes 23 seconds East 36.06 feet,
- 14) South 25 degrees 15 minutes 55 seconds West 125.36 feet,
- 15) South 29 degrees 10 minutes 55 seconds East 24.58 feet,
- 16) North 25 degrees 15 minutes 55 seconds East 138.40 feet,
- 17) North 68 degrees 53 minutes 59 seconds East 41.35 feet,
- 18) Southeasterly by a curve to the right having a radius of 100.00 feet for a distance of 93.18 feet, said curve being subtended by a chord bearing South 84 degrees 24 minutes 23 seconds East 89.85 feet,
- 19) South 57 degrees 42 minutes 44 seconds East 88.73 feet,



457

97-457-A

Description to Accompany Zoning
Petition for Variance
Proposed Lot 25A - Phase Two - Plat One
"Beaverbrook"

- 20) South 20 degrees 47 minutes 12 seconds West 502.43 feet.
- 21) South 63 degrees 45 minutes 35 seconds East 460.08 feet,
- 22) South 56 degrees 18 minutes 24 seconds West 435.05 feet,
- 23) North 67 degrees 05 minutes 47 seconds West 53.72 feet,
- 24) Northwesternly by a curve to the right having a radius of 350.00 feet for a distance of 124.69 feet, said curve being subtended by a chord bearing North 56 degrees 53 minutes 25 seconds West 124.03 feet,
- 25) Northwesternly by a curve to the left having a radius of 190.00 feet for a distance of 106.11 feet, said curve being subtended by a chord bearing North 62 degrees 41 minutes 03 seconds West 104.74 feet,
- 26) North 78 degrees 41 minutes 02 seconds West 44.33 feet,
- 27) Northwesternly by a curve to the right having a radius of 210.00 feet for a distance of 133.00 feet, said curve being subtended by a chord bearing North 60 degrees 32 minutes 25 seconds West 130.79 feet,
- 28) South 56 degrees 21 minutes 06 seconds West 259.11 feet,
- 29) North 80 degrees 35 minutes 50 seconds West 351.71 feet,
- 30) North 06 degrees 57 minutes 48 seconds East 49.82 feet,
- 31) North 44 degrees 42 minutes 20 seconds West 128.55 feet,
- 32) North 16 degrees 21 minutes 23 seconds East 115.87 feet,
- 33) South 79 degrees 33 minutes 06 seconds East 88.29 feet,
- 34) North 08 degrees 14 minutes 03 seconds East 82.67 feet and
- 35) North 65 degrees 11 minutes 42 seconds West 308.77 feet to intersect said northeastern side of said road, running thence binding on part of said road and binding on the westernmost outline of said Lot 25A, shown on said Plat,
- 36) Northwesternly by a curve to the left having a radius of 420.61 feet for a distance of 58.30 feet, said curve being subtended by a chord bearing North 16 degrees 23 minutes 30 seconds West 58.26 feet to the point of beginning.

Containing 19.9261 acres of land more or less.

(NOTE: The above description is for zoning purposes only and is not intended to be used for conveyances or agreements.)

457

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towns on the property identified herein as follows:

Case #97-457-A
Lot 29A, Bayethrook
E/S Ridge Road, NE Green-
spring and Rolling Acres Ct.
8th Election District
3rd Councilmanic
Legal Owner(s):
Margentale-Sale Deposit
and Trust Company

Contract Purchase(s)
Bayethrook Farm, LLC

Variation: to permit an ac-
cessory building in the front
yard in lieu of the required rear
yard.

Hearing: Thursday, May 29,
1997 at 2:00 p.m. 4th floor
hearing room Courthouse Build-
ing, 401 Beech Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are
Handicapped Accessible, for
Special accommodations
Please Call 887-3353.
(2) For information concern-
ing the File and/or Hearing,
Please Call 887-3391.

5/25/97 May 1 1 C139426

CERTIFICATE OF PUBLICATION

TOWSON, MD.,

May 1, 1997

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper published
in Towson, Baltimore County, Md., once in each of 1 successive
weeks, the first publication appearing on *May 1, 1997*.

THE JEFFERSONIAN,

A. H. Amick
LEGAL AD. - TOWSON

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

457

No. 028573

DATE 4-17-97

ACCOUNT ACC-6150

AMOUNT \$ 50.00

RECEIVED
FROM:

MT Royal Mgt. Co. LOT 25A of

FOR:

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

VALIDATION OR SIGNATURE OF CASHIER

Ken

CERTIFICATE OF POSTING

RE: Case # 97-457-A

Petitioner/Developer:
(Beaverbrook Farm, LLC)
Date of Hearing/Closing:
(May 29, 1997)

**Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204**

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

**This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at _____**

____ Lot 25A Beaverbrook Baltimore, Maryland 21136 _____

**The sign(s) were posted on _____ May 14, 1997 _____
(Month, Day, Year)**

Sincerely,

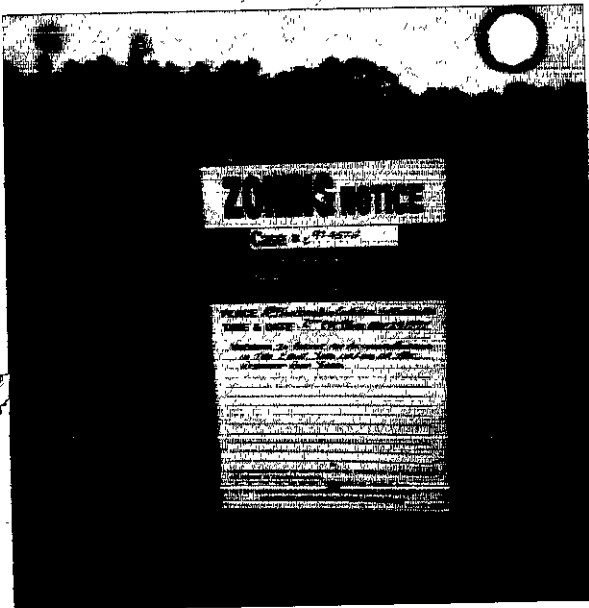

(Signature of Sign Poster & Date)

**____ Thomas P. Ogle, Sr. _____
(Printed Name)**

**____ 325 Nicholson Road _____
(Address)**

____ Baltimore, Maryland 21221 _____

**____ (410)-687-8485 _____
(Telephone Number)**



97-457-A

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____ *

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: 97-457-A

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____ *

DATE AND TIME: _____ *

REQUEST: FOR A VARIANCE TO PERMIT AN
ACCESSORY BUILDING (GARAGE) IN THE FRONT YARD
IN LIEU OF THE REQUIRED REAR.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 457

Petitioner: Beaverbrook Farms LLC c/o MT. Royal Management Co.

Location: Beaverbrook Development off Ridge Road

PLEASE FORWARD ADVERTISING BILL TO:

NAME: David K. Golden, Whiteford, Taylor & Preston LLP

ADDRESS: 210 W. Penn. Ave.

Towson, MD 21204

PHONE NUMBER: 832-2000

AJ:ggs

(Revised 09/24/96)

TO: PUTUMENT PUBLISHING COMPANY
May 1, 1997 Issue - Jeffersonian

Please forward billing to:

David K. Gildea, Esq
Whiteford, Taylor & Preston, LLP
210 W. Pennsylvania Avenue
400 Court Towers
Towson, MD 21204
410-832-2000

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-457-A
Lot 25A, Beaverbrook
E/S Ridge Road, NE Greenspring and Rolling Acres Court
8th Election District - 3rd Councilmanic
Legal Owner(s): Mercantile-Safe Deposit and Trust Company
Contract Purchaser(s): Beaverbrook Farm, LLC

Variance to permit an accessory building in the front yard in lieu of the required rear yard.

HEARING: THURSDAY, MAY 29, 1997 at 2:00 p.m. 4th floor hearing room Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

May 1, 1997

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-457-A
Lot 25A, Beaverbrook
E/S Ridge Road, NE Greenspring and Rolling Acres Court
8th Election District - 3rd Councilmanic
Legal Owner(s): Mercantile-Safe Deposit and Trust Company
Contract Purchaser(s): Beaverbrook Farm, LLC

Variance to permit an accessory building in the front yard in lieu of the required rear yard.

HEARING: THURSDAY, MAY 29, 1997 at 2:00 p.m. 4th floor hearing room Courts Building, 401 Bosley Avenue.

A handwritten signature in black ink, appearing to read "Arnold Jablon". The signature is fluid and cursive, with the first name "Arnold" and last name "Jablon" clearly distinguishable.

Arnold Jablon
Director

cc: Mercantile-Safe Deposit & Trust Co.
Beaverbrook Farm LLC
David K. Gildea, Esq.

- NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY MAY 14, 1997.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

May 23, 1997

David K. Gildea, Esquire
410 W. Pennsylvania Avenue
400 Court Towers
Towson, MD 21204

RE: Item No.: 457
Case No.: 97-457-A
Petitioner: Mercantile-Safe Deposit

Dear Mr. Gildea:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on April 17, 1997.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (410-887-3391).

Sincerely,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.", written over a circular stamp.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)





Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary

Parker F. Williams
Administrator

Ms. Roslyn Eubanks
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County 4-25-97
Item No. 457 J.C.M.

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

P. F. Williams
for Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: _____

FROM: R. Bruce Seeley
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: April 28, 97

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:

443

451

457

458

445

452

459

448

454

460

449

455

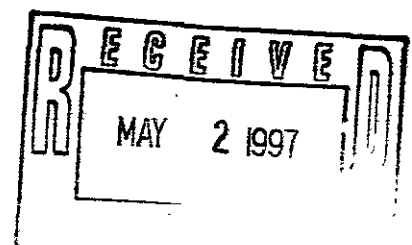
461

450

456

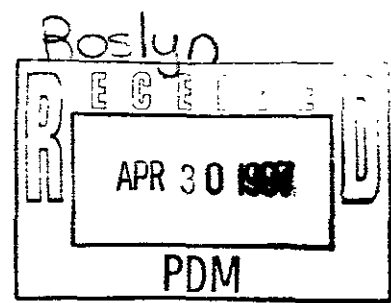
RBS:sp

BRUCE2/DEPRM/TXTSBP



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE



TO: Arnold Jablon, Director
Department of Permits
and Development Management

DATE: April 25, 1997

FROM: Arnold F. "Pat" Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions

The Planning Office has no comments on the following petitions (s):

Item Nos. 447, 451, 455, 457, 459, 460, and 461

If there should be any questions or if this office can provide additional information,
please contact Jeffrey Long in the Office of Planning at 887-3495

Prepared by: Jeffrey W. Long

Division Chief: Gary L. Keller

AFK/JL

B A L T I M O R E C O U N T Y , M A R Y L A N D

I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director
 Department of Permits & Development
 Management

Date: May 5, 1997

FROM: *File* Robert W. Bowling, Chief
 Development Plans Review Division

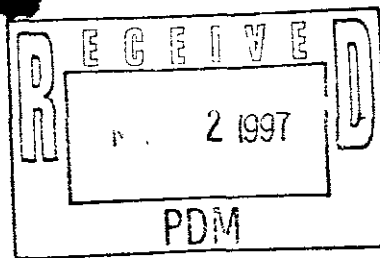
SUBJECT: Zoning Advisory Committee Meeting
 for May 5, 1997
 Item Nos. 443, 444, 445, 446, 447, 448, 451, 455, 457, 458, 459
 and 460

 The Development Plans Review Division has reviewed the subject
zoning item, and we have no comments.

RWB:HJO:cab

cc: File

ZONE505.NOC



April 29, 1997

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF April 29, 1997

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

3. The Fire Marshal's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

442, 444, 445, 446, 447, 448, 449, 450, 451, 452, 457, 458,
459, 460, and 461

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F
cc: File

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

David K. Gilden

DEAN C. HOOVER

Jerry Janofsky

Whiteford Taylor & Preston

210 W. Penn. Ave. Towson, MD 21204

1658 KENILWORTH DR Towson 21204

Beaverbrook Farm LLC c/o Mt Royal Mgmt. Co.



THIS MAP HAS BEEN REVISED IN SELECTED AREAS
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

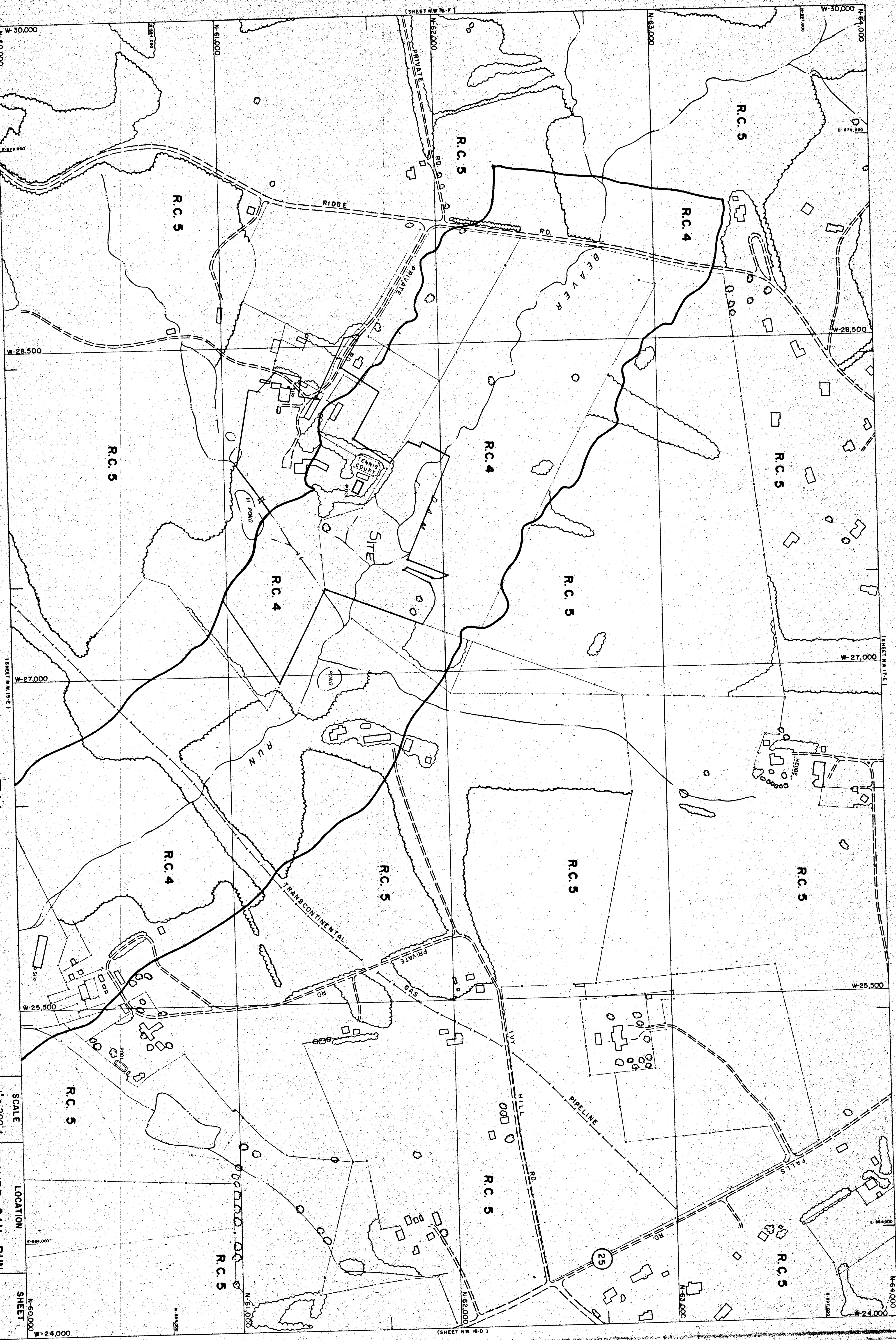
V - SW
S - NW
91457-A

1996 COMPREHENSIVE ZONING MAP
AND OPENED
THE BALTIMORE COUNTY COUNCIL
OCTOBER 8, 1996
Bill Nos. 129-96, 130-96, 131-96, 132-96, 133-96, 134-96, 135-96

Kevin Kamey
Chairman, County Council

**BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP**

SCALE	LOCATION	SHEET
1" = 200'	BEAVER DAM RUN AND RIDGE ROAD	N. W. 16-E
DATE OF PHOTOGRAPHY JANUARY 1986		



(SHEET NW 16-D)